

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4/8 EBDAL STREET FRANKSTON VIC 3199

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$341,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$545,000

Property type

Unit

Suburb

Frankston

Period-from

01 Jan 2022

to

31 Dec 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

|                                         |           |           |
|-----------------------------------------|-----------|-----------|
| 1/432 NEPEAN HIGHWAY FRANKSTON VIC 3199 | \$310,000 | 20-Dec-22 |
| 103/38 PLAYNE STREET FRANKSTON VIC 3199 | \$320,000 | 12-Aug-22 |
| 3/16 NOLAN STREET FRANKSTON VIC 3199    | \$365,000 | 01-Oct-22 |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 23 January 2023



OBrien Real Estate

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**1/432 NEPEAN HIGHWAY  
FRANKSTON VIC 3199**

1 1 1

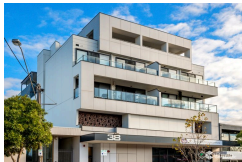
Sold Price

<sup>RS</sup>

**\$310,000**

Sold Date **20-Dec-22**

Distance **0.63km**



**103/38 PLAYNE STREET  
FRANKSTON VIC 3199**

1 1 1

Sold Price

**\$320,000**

Sold Date **12-Aug-22**

Distance **0.98km**



**3/16 NOLAN STREET FRANKSTON  
VIC 3199**

1 1 1

Sold Price

**\$365,000**

Sold Date **01-Oct-22**

Distance **1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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